



City of Seattle

Edward B. Murray, Mayor

Department of Construction and Inspections

Nathan Torgelson, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Application Number: 3022490
Applicant Name: Ted Watson
Address of Proposal: 9228 10th Avenue South

SUMMARY OF PROPOSAL

Land Use Application to allow site improvements consisting of installation of 750 linear feet of drainage for collection and treatment improvements, 3,750 cubic yards of grading, asphalt replacement and additional fencing in an environmentally critical area.

The following approvals are required

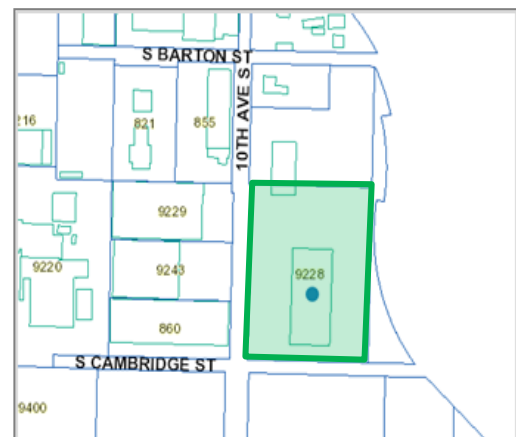
SEPA – Environmental Determination
(Seattle Municipal Code Chapter 25.05)

BACKGROUND

Seattle DCI approved an ECA exemption under SMC 25.09.045.H.3.b. and 25.09.045.F for modifications to stormwater pipes within a riparian corridor

SITE AND VICINITY

Site Zone: IG2 U/65
Nearby Zones: North: SF5000
South: Outside City Limits
East: SF5000
West: SF5000
Site Size: 124,310 SF (2.85 Acres)



Existing Conditions:

The proposal site is located at 9228 10th Avenue South in the Greater Duwamish Neighborhood District within the South Park Neighborhood. The site is a rectangular industrial parcel currently occupied by a 22,000 square foot pre-fabricated steel warehouse structure erected in 1979. The property is zoned General Industrial 2 with an unlimited height of up to 65 feet. The overall site is flat, with grades generally less than one percent. The site is mapped in a liquefaction zone. Site runoff ultimately discharges directly to the Duwamish Waterway approximately 0.5 miles east of the site.

Proposal Description:

The proposed project involves major site improvements designed to improve storm water runoff and reduce the overall stormwater pollutant loads by replacing site paving, re-establish grades, and realign the entrance and exit of this operating industrial loading yard. This work will include improvements to drainage collection and treatment facilities, the replacement of damaged or degraded asphalt and compacted gravel surfaces with new paving, and the installation of additional fencing and security gate. This work will encompass a 96,600 square feet (2.2 acres) area resulting in approximately 500 cubic yards of excavated material to accommodate a new below grade storm water detention system. Paving work will require the importation of approximately 3,000 cubic yards of new paving material for use for both subgrade and paving material.

Other work is to include the installation of an estimated 750 linear feet of drainage features within trenches estimated to be approximately 2 feet wide by 4-6 feet deep maximum and will generate an additional 250 cubic yards of soil movement.

Tenant operations (cargo handling) and structures will remain unchanged. The existing onsite stormwater retention/detention and industrial stormwater treatment system will remain and will continue operate in conjunction with the new stormwater treatment system.

PUBLIC COMMENT:

No public comments were received during the comment period that ended on January 10, 2016.

ANALYSIS – SEPA

The initial disclosure of potential impacts resulting from this project was indicated in the environmental checklist submitted by the applicant on December 3, 2015.

The Seattle Department of Construction and Inspections has reviewed and annotated the environmental checklist in addition to submitted project plans and other relevant information in the file. The information contained in the checklist, supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to have a lasting long term effect.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The SEPA Overview Policy (SMC 25.05.665) states, in part, *“Where City regulations have been adopted to address and environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”* subject to some limitations.

Under such limitations or circumstances (SMC 25.05.665 D) mitigation can be considered. As such, a more detailed discussion of some of the potential impacts is appropriate.

Short Term Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, a small increase in traffic and parking impacts due to construction related vehicles, and increases in greenhouse gas emissions. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The following analyzes air quality, greenhouse gas, construction traffic, drainage, and earth impacts, as well as mitigation.

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant. Therefore no further mitigation is warranted pursuant to SMC 25.05.675.F.

Construction Impacts - Traffic

Increased trip generation is expected during the proposed demolition, grading, and construction activity. The area is subject to significant traffic congestion during peak travel times on nearby arterials. Large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic.

Pursuant to SMC 25.05.675.B (Construction Impacts Policy), additional mitigation is warranted and a Construction Management Plan is required, which will be reviewed by Seattle Department of Transportation (SDOT). The requirements for a Construction Management Plan include a Haul Route. The submittal information and review process for Construction Management Plans are described on the SDOT website at: <http://www.seattle.gov/transportation/cmp.htm>.

Drainage (Riparian corridor)

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater Control Code (SMC 22.800-808), regulates site excavation and requires that soil erosion control techniques be initiated for the duration of any construction. The Grading Code (SMC 22.170.060) requires a grading permit for any land disturbing activity in riparian corridors, wetlands, wetland buffers, and shoreline buffers. Finally the ECA ordinance and Directors Rule 33-2006 and 3-2007 regulate development and construction techniques in designated ECA areas with identified geologic hazards while the Building code governs construction measures and life safety issues. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the riparian corridor ECA and no further conditioning is warranted per SMC 25.05.675.C.

Earth /Soils

The ECA Ordinance and Director's Rule (DR) 3-2007 require submission of a soils report to evaluate the site conditions and provide recommendation for safe construction in areas with steep slopes, liquefaction zones, and/or a history of unstable soil conditions. Pursuant to this requirement the applicant submitted a geotechnical engineering study prepared by Vader Engineering and dated September 29, 2015. The report evaluates existing soil and site conditions and provides recommendations for erosion and drainage controls, site stabilization, and grading work. The applicant is also required to provide additional information showing conformance with the ECA Areas Ordinance prior to issuance of building permits. The site however was granted an ECA exemption for the modifications of the stormwater pipes within the ECA Riparian Corridor under SMC 25.09.045.H.3.b. and 25.09.045.F. by Seattle DCI Environmental Analyst on 2/3/2016.

Finally the Stormwater, Grading and Drainage Control Code also requires the preparation of a soils report to evaluate the site conditions and provide recommendations for safe construction on sites where grading will involve cuts or fills of greater than three feet in height or grading greater than 100 cubic yards of materials.

The Code provides extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used and therefore, no additional conditioning is warranted pursuant to SEPA policies.

Long -term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: greenhouse gas emissions; parking; potential blockage of designated sites from the Scenic Routes nearby; possible increased traffic in the area. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies. However, greenhouse gas and drainage impacts warrant further analysis.

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project construction and the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant, therefore, no further mitigation is warranted pursuant to SMC 25.05.675.F

Drainage (Riparian Corridor)

Stormwater runoff regulated under ISWGP WAR301372 is collected on site via existing and proposed catch basins, underground pipes, and surface swales which are part of the sites' Stormwater Pollution Prevention Plan (SWPPP) program. Runoff will be pumped to the treatment system, and then discharged into the existing outfall. The project will not change the existing volume of runoff from the property. Water quality will however be improved as a result of improvements to stormwater treatment facilities and improved asphalt and gravel surfaces. As such, impacts to stormwater are not considered significant and no mitigation is warranted per SMC 25.05.675.C.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355 and Early Review DNS process in SMC 25.05.355. There is no further comment period on the DNS

CONDITIONS - SEPA

Prior to Issuance of Demolition, Excavation/Shoring, or Construction Permit

1. Provide a Construction Management Plan that has been approved by SDOT. The submittal information and review process for Construction Management Plans are described on the SDOT website at: <http://www.seattle.gov/transportation/cmp.htm>.

David Landry, Land Use Planner
Department of Construction and Inspections

Date: April 18, 2016

DL:bg

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by Seattle DCI within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.